

TRANSFER
TAX
PAID

TRUSTEE'S DEED

020035

I, **Neal C. Corson**, of Solon, County of Somerset and State of Maine, Trustee of the **Charlotte P. Lyons Testamentary Trust**, whose mailing address is P.O. Box 250, Madison, ME 04950-0250, for consideration paid, grant to

Gary S. French and Marcia French, both of China, County of Kennebec and State of Maine, whose mailing address is P.O. Box 402, S. China, ME 04358,

with Quit Claim Covenants, as joint tenants,

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Kennedy Memorial Drive in **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at a point marked by a 5/8 inch rebar found in the ground on the southwesterly sideline of Kennedy Memorial Drive at the easterly corner of land now or formerly of Prompto, Inc., which property was conveyed by deed recorded at the Kennebec County Registry of Deeds in Book 3117, Page 46; thence S 59° 42' 53" E along the southwesterly sideline of Kennedy Memorial Drive a distance of Twelve and Four One-hundredths (12.04) feet to a point; thence S 59° 13' 04" E along the southwesterly sideline of Kennedy Memorial Drive a distance of Fifty-seven and Ninety-six One-hundredths (57.96) feet to a point marked by a 1/2 inch rebar with Cap No. 1132 set in the ground; thence S 30° 31' 04" W along the northwesterly line of land now or formerly of Lomer and Joyce Pelletier a distance of Eighty-eight and Seventy One-hundredths (88.70) feet to a point marked by a 1/2 inch rebar with Cap No. 1132 set in the ground; thence N 59° 18' 55" W a distance of Ten (10.00) feet to a point marked by 1/2 inch rebar with Cap No. 1132 set in the ground; thence S 30° 41' 05" W along the northwesterly line of land now or formerly of Lomer P. and Joyce M. Pelletier a distance of Ninety-nine and Ninety-nine One-hundredths (99.99) feet to a point marked by a 1/2 rebar with Cap No. 1132 set in the ground in the northeasterly line of Sawyer Street; thence N 59° 18' 55" W along the northeasterly line of Sawyer Street a distance of Sixty (60.00) feet to a point marked by a 5/8 inch rebar with Cap No. 1247 found in the ground; thence N 30° 41' 05" E along the southeasterly line of land now or formerly of Prompto, Inc. a distance of Ninety-nine and Ninety-nine One-hundredths (99.99) feet to a point marked by a 5/8 inch rebar with found in the ground; thence N 30° 31' 04" E along the northeasterly line of land now or formerly of Prompto, Inc. a distance of Eighty-eight and Seventy-one One-hundredths (88.71) feet to the point of beginning.

Reference is made to a standard boundary survey entitled "Plan of Property owned by the Trustee of the Charlotte P. Lyons Testamentary Trust" by K & K Land Surveyors, Inc. dated May, 1996 and recorded at the Kennebec County Registry of Deeds in Plan File D-96-046.

Being Parcels One, Two and Three as set out in a Deed of Distribution from Neal C. Corson, Personal Representative of the Estate of Charlotte P. Lyons, to Neal C. Corson, Trustee of the Charlotte P. Lyons Testamentary Trust, dated December 26, 1995 and recorded at the Kennebec County Registry of Deeds in Book 5041, Page 266.

NEAL C. CORSON, P.A. • ATTORNEY AT LAW • 160 MAIN STREET, MADISON, MAINE 04950

37-74

37-74

That portion of the property located on Sawyer Street is subject to all restrictions contained in the deed of A.F. Hutchinson Land Co. Inc. to Joseph King recorded at said Registry in Book 613, Page 452. That portion of the premises located on Kennedy Memorial Drive is subject to the restriction that no huts or shanties shall be built or placed on said lot.

WITNESS my hand this 2nd day of August, 1996.

Kathi L. Keast
Witness

Neal C. Corson
Neal C. Corson, Trustee
Charlotte P. Lyons Testamentary Trust

STATE OF MAINE

Somerset, ss.

August 2, 1996

Then personally appeared the above named Neal C. Corson in his said capacity and acknowledged the forgoing instrument to be his free act and deed.

Before me,

Kathi L. Keast
Kathi L. Keast
Notary Public



NEAL C. CORSON, P.A. • ATTORNEY AT LAW • 160 MAIN STREET, MADISON, MAINE 04950

RECEIVED KENNEBEC SS.

96 AUG 12 AM 9:00

ATTEST: Thomas R. Brown
REGISTER OF DEEDS